



81 Portobello High Street
Edinburgh, EH15 1AW

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Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.

LOCATION

Portobello is a thriving and vibrant residential area located to the east of the city centre. The High Street has a varied range of services with shops such as Sainsbury's Local, Aldi, Scotmid, bars and eateries. Within easy reach there is an Asda Superstore and a wide selection of shopping at Fort Kinnaird Retail Park.

The area is well served by regular bus routes into the city and to towns and villages down the East Coast. Brunstane railway station connects to the city centre and beyond. The link to the city bypass gives good access to the A1, Edinburgh Airport and the motorway network. Locally, there is a good range of Nurseries, Primary and High Schools. At further education level are Edinburgh College and Queen Margaret University campus.

Leisure and recreational facilities are provided for by a Swim Centre & Turkish Baths, Sailing & Kayak Club and 5-a-side football pitches. Short distances away are outdoor bowling clubs and five aside football pitches.

DESCRIPTION

81 Portobello High Street is a bright and spacious one bed first floor flat, which would make for an ideal first-time purchase or buy to let investment.

Situated within a few minutes' walk of Portobello Beach & Promenade, the accommodation comprises: entrance vestibule and stairs; hallway; well-proportioned, southwest facing living room /kitchen with small utility room off; large double bedroom to the front of the property with cupboard; 3 piece bathroom with shower over the bath. Further benefits include: gas central heating; sash and case windows; unrestricted side street parking; excellent local amenities and great transport links.

The energy efficiency rating for this property is band C

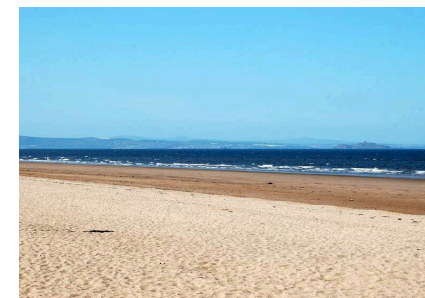
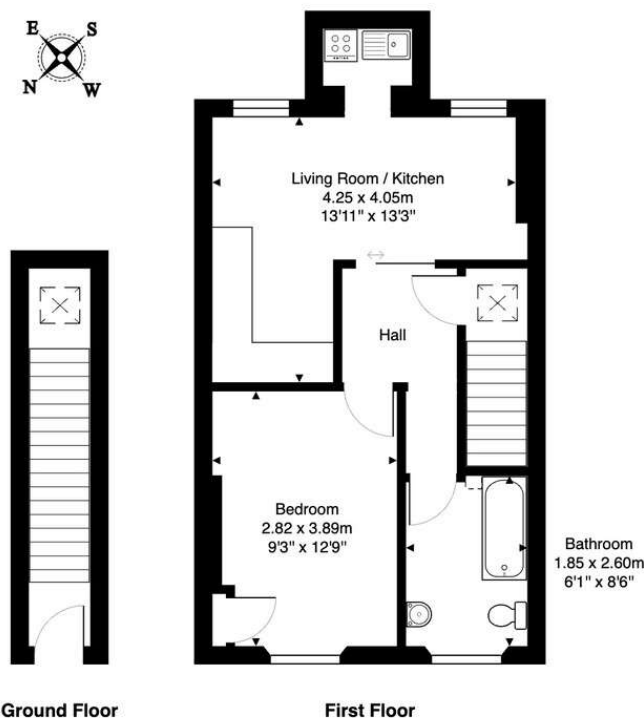
COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band B, however, please check with the local authority.

81 Portobello High Street, Edinburgh, EH15 1AW

Total Area: 46.1 m² ... 496 ft²

All measurements are approximate and for display purposes only



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